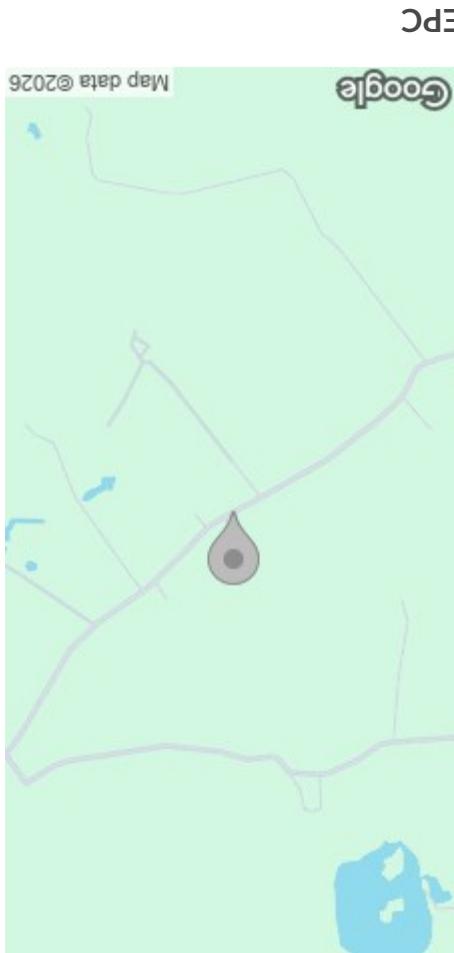


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nfhouse.com 2025.



AREA MAP



FLOOR PLAN



Maes Yr Haf
Mynyddcerryg, Llanelli, SA15 5BD
Offers Around £765,000



GENERAL INFORMATION

Located in the picturesque village of Mynyddcerrig, Llanelli, this delightful smallholding presents a rare opportunity to embrace a tranquil rural lifestyle with outstanding equestrian facilities. Set within a generous plot of approximately 3.75 acres, the property offers versatile living space and breath-taking countryside views. The main residence is thoughtfully arranged, currently offering three spacious bedrooms and two contemporary bathrooms—perfect for families or those in need of additional room. At the heart of the home are three warm and welcoming reception rooms, ideal for entertaining or relaxing in comfort. A bright kitchen/breakfast room provides a lovely space for everyday meals, complemented by a practical utility room.

Equestrian enthusiasts will be especially impressed by the well-appointed stables and tack blocks, all benefiting from power and water supplies. A large steel barn adds further flexibility—ideal for storage, workshops, or conversion (subject to planning). The surrounding paddocks provide ample space for grazing and exercise, making this a true haven for horse lovers.

Combining modern comforts with rustic charm, this exceptional property delivers both a peaceful retreat and a lifestyle rich in countryside appeal. Whether you're pursuing equestrian passions or simply seeking serenity, this Mynyddcerrig gem is not to be missed.



FULL DESCRIPTION

Entrance

Hallway

Family Bathroom

Bedroom 1
13'9" x 11'4" (4.20m x 3.46m)

Bedroom 3
9'10" x 7'10" (3.00m x 2.41m)



Reception Room
18'0" x 11'10" (5.51m x 3.63m)

Kitchen
15'8" x 11'11" (4.80m x 3.64m)

Utility
11'3" x 9'1" (3.45m x 2.78m)



Dining Room
11'5" x 9'1" (3.48m x 2.78m)

Inner Hallway

Bedroom 2
11'5" x 10'8" (3.50m x 3.27m)

Shower Room

Lounge
23'3" x 11'4" (7.09m x 3.46m)

Barn
30'6" x 29'1" (9.32m x 8.87m)

Parking
Large driveway

Council Tax band = F

Tenure
Freehold

EPC = D

Services

Heating System - Oil
Mains electricity, sewerage and water (metered)
Broadband - The current supplier is BT (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

